

FRANKFORT/FRANKLIN COUNTY BOARD OF ZONING ADJUSTMENTS
November 6, 2008

Chairman Mitch Buchanan called the meeting to order at 5:30 p.m.
Recording Secretary Dawn McDonald called the roll.

MEMBERS PRESENT:	Mitch Buchanan
	William Gross
	Ryan Sell
	Barry Holder
	Martha Booth
	David Jones

MEMBERS ABSENT:	Michael Turner
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Chairman Mitch Buchanan called the meeting to order, introduced staff and swore in the staff and audience.

The first item of business was approval of the October 7, 2008 minutes. Mr. Gross made a motion to approve the minutes. The motion was seconded by Ms. Booth and carried unanimously.

The next item of business was a request from Solutions LLC, for an amendment of a "Conditional Use Permit" to change the name of a residential care facility for at risk youth located at 1403 Louisville Road from "Slice of Life" to "Another Chance", zoned "CL" Limited Commercial District.

Chris Brown, Staff Planner with the City of Frankfort was present for the staff report. He went over a slide show as he explained the background of the application and explained that the youth center obtained a Conditional Use Permit in November 2005, the applicant followed all conditions of the previous approval and explained that condition 8 of the previous approval required the applicant to obtain approval for a name change. Mr. Brown explained that there would be no change in the building, use or layout, the change would pertain only to the name. Staff recommended approval with conditions.

Lisa Lias, the Executive Director of the Slice of Life program was present and stated that there was no change in the program, just the name. They had reviewed the conditions and were in agreement.

Mr. Holder made a motion to approve the request for an amendment to a Conditional Use Permit for 1403 Louisville Road for a name change from "Slice of Life" to "Another Chance" with the following conditions: 1) the conditional use is permitted for property located at 1403 Louisville Road; 2) the conditional use is granted only to Solutions LLC under the name "Another Chance"; 3) the conditional use is not transferable and any change in ownership or use will make this approval null and void; 4)

the conditional use is only for a residential care facility for at risk youth-capacity of 6; 5) any other land use that requires a conditional use permit shall be submitted to the Board of Zoning Adjustments prior to the change of use; and 6) any signage used proposed to be located on the premises at 1403 Louisville Road must obtain a sign permit. The motion was seconded by Mr. Gross and carried unanimously.

The next item of business was a request from Kriss Lowry and Associates for approval of a variance to establish a rear setback of 16' and a driveway setback of 0' for a replacement home located at 150 Wallace Avenue, zoned "RC" Single Family Residential Urban Density District.

Gary Muller, City of Frankfort Planning Director was present for the staff report and mentioned that this is a non-conforming lot of record and that the structure does not meet the setback. He mentioned that the City of Frankfort recently obtained a grant for redevelopment in the area. He stated the program is only open to certain applicants and it will essentially rebuild their home to meet or exceed standards. Mr. Muller mentioned that the Planning Commission is looking to make changes that will keep these applicants from having to obtain approval from the Board of Zoning Adjustments. He stated that staff found all positive findings and recommended approval.

Kriss Lowry, Project Manager was present on behalf of the owners and stated that there was no transfer in ownership. She stated that they agree with the staff report and conditions. She stated that the new home will meet universal design standards and mentioned the many manipulations to the plans they had to make in order to meet the stipulations.

Brad Carroll of 625 Scruggs Lane was present and mentioned that he supports the project and mentioned that the owner has custody of her grandson and needs two bedrooms.

After discussion, Mr. Holder made a motion to request approval for a variance to Kriss Lowry and Associates to establish a 16' rear setback and 0' foot driveway setback with the following conditions: 1) prior to construction, a building permit shall be approved; 2) all other setbacks shall be as noted on applicant's site plan; 3) the front porch shall not be enclosed. The motion was seconded by Mr. Rankin and carried unanimously.

The next item of business was a request from Kriss Lowry and Associates for approval of a variance to establish a rear yard setback of 11' for a replacement home located at 337 Murrell Street, zoned "RC" Single Family Residential Urban Density District.

Gary Muller, City of Frankfort Planning Director, was present for the staff report and stated that this application is much like the item before. It also is a part of the Holmes Street Master Plan to renovate certain homes in the area from non-conforming lots to conforming. He stated that the rear setback will be a little further back in order to

provide the off street parking and he talked about the importance of off street parking. He stated that staff had positive findings and recommended approval with conditions.

The applicant, Kriss Lowry & Associates, was present and stated that the owners asked her to speak on their behalf. She stated that they are under contract with the City of Frankfort to complete this program. She mentioned that in addition to rebuilding the home with a basement, they will install a chain link fence and that they intend to stay away from the rear retaining wall.

After discussion, Mr. Buchanan made a motion to recommend approval of a variance to establish an 11' rear yard setback with the following conditions: 1) prior to construction, a building permit shall be approved; 2) all other setbacks shall meet the zoning district or as noted on applicant's site plan; 3) the front porch shall not be enclosed. The motion was seconded by Mr. Sell and carried unanimously.

Ms. Booth made a motion to adjourn. The motion was seconded by Mr. Gross and carried unanimously.

Adjourn